

November 26, 2002

Carrie Batchelor, President
Fairview Homes Apartments
304 18th Avenue
Newark, New Jersey 07108

Dear Ms. Batchelor:

All of us desire a home that is secure and a neighborhood that is safe, a place where we can live without fear. Therefore, providing affordable housing that is decent, safe and secure from crime is one of the most important aspects of owning and managing Fairview Homes Apartments.

In response to your letter dated November 13, 2002, please be advised of the following:

➤ The Laundry Room. Approximately 14 months again, we upgraded the laundry room and related equipment at the cost of \$25,000.00. while many residents of Fairview Homes used the laundry room and the equipment for its intended purposes, other damaged and misused same. As a result of this, we imposed that we considered to be reasonable operating hours. As I have indicated to you, if residents desire extended hours, please develop and implement a program where you will oversee the use of the room and its equipment. One of the best methods of enhancing the use of the facilities such as; laundry rooms, play areas and other common spaces, is resident participation. We welcome the opportunity to work with you and other residents in this regard.

➤ Locks on the outside doors. during the comprehensive restoration of Fairview Homes, we implemented an access control and surveillance system that included mechanical strategies, such as locks, video camera, alarms and structural strategies, like landscaping, fencing and remote controlled gates, signs and other built environmental modifications. The cost associated with such systems exceeds \$300,000.00. Consequently, due to resident abuse and damage, we have spent approximately \$30,000.00 correcting same. It appears that every time we correct the damages caused by residents, they take it to another level of destruction. We are committed to maintain Fairview Homes as a multi-family community that all are happy to call home.

Ms. Batchelor, as you are aware, Gateway Security Company is the firm contracted to provide security for Fairview Homes. As a result, of collaboration with the Mayor's Office and the Newark Police Department, we are able to force street gangs out of Fairview Homes. We are in the process currently of evicting 8 of the 137 families residing in Fairview Homes Apartments who are involved in illegal drug activities, guns and other behaviors that cause problems. We need you and your fellow residents to provide information that will result in the eviction of those households that are causing these problems.

Creating and maintaining a secure, crime-resistant Fairview Homes is not a one step process. There is no single person or organization that can ensure that a property will be free of problem residents. Safety and security are systemic issues. Every aspect of the property has an impact on its resistance to crime and resident disorder.

Improving security at Fairview Homes includes three components: management, residents and partnerships. We have and will continue to incorporate these three components into our day-to-day management of Fairview Homes. We need you and your fellow residents to join our efforts.

With regards to the locks, we will continue to repair, replace and maintain all aspects of the structural security system in working order. Will you commit to doing the same with your fellow residents?

➤ Curfew for the children. It has been found young people are disproportionately represented among both perpetrators and victims of crime. It is widely perceived that early intervention to deal with offences among young people is crucial to preventing progression into a criminal career. Equally important is working with young people at risk of being drawn into criminal behavior, to challenge their perceptions about crime and society and encourage more positive and creative personal growth and development.

I agree that juvenile nuisance is major concern of many families at Fairview Homes. There is a curfew that is presently enforced by management and security. What is needed is parental reinforcement. The financial cost of juvenile nuisance has not been quantified, but it is safe to say that the direct costs of vandalism, petty crime, illegal drugs are a serious drain on your limited resources; not to mention, the concerns the residents have about loud music being played at night, etc.

We welcome the opportunity for you to join our efforts in many of the initiatives we have implemented in encouraging young people to participate in positive activities and divert those "at-risk" into jobs and career building activities. As you are aware, I personally worked with you and your grandchildren in this regard.

We have provided temporary employment opportunities at an hourly rate of \$10.00 for 40 hours per week for a number of young people from Fairview Homes Apartments. We have also made available training programs in construction, business administration and other career development areas. I want you to know that we are committed to developing a partnership that involves young enhancement strategies and other relevant areas. Please join the youth enhancement partnership that will address crime against young people, as a section of Fairview Homes that are at risk.

Yes, curfew is one step in a comprehensive strategy. Therefore, to have an effective plan, we as a community must address inadequate parenting, aggressive and/or hyperactive behavior, peer pressure, truancy and exclusion, lack of training and employment, drugs and alcohol.

We also recognize the need for affordable and rewarding leisure opportunities. The problems you have raised may or may not be abated by management enforcing a curfew...youth vandalism, petty crimes and complaints about juvenile nuisance are to some extent, symptoms of the lack of such programs. We must work together to save our young people by:

- Developing opportunities for young people to play an active and positive role at Fairview Homes Apartments;
- To increase the provision of safe and healthy leisure and learning opportunities; and
- Reduce the fear of crime among young people.

➤ Need for an Exterminator We have a contract with Cornet Extermination Company. Said contract is to provide comprehensive pest and rodent control services.

- **Rodent Proofing**—This aspect of the program involves the physical exclusion of rodents from entering the buildings. This involves both vertical and horizontal sealing of holes and other opening that can become a conduit for penetration. We have, as a result of the restoration program:

1. Sealed all openings, junctions, etc., as well as, treated and baited the crawl spaces and exterior of the buildings.
2. All exterior vents and stationary louver openings were rodent proofed by the installation of galvanized paths over interior sides of the openings.

All patching material involves a mixture of joint compound/spackling paste, that should prevent the movement of pests and rodents from area to area.

3. All building foundations were patched to prevent penetrations through the walls. This included sanitary lines and clean-outs.

Resident training is an on-going effort. We can and will continue to patch, seal, bait and exterminate. But, it comes down to "good housekeeping". Corbett in collaboration with management has implemented an inspection program to determine problem areas, this includes resident housekeeping issues. We have providing resident counseling/training, we request your assistance.

To achieve and sustain a reduction in the number of complaints about the behavior of young people at Fairview homes, we, as adults, must commit ourselves to:

- The empowerment of the youth
- Development of personal and social relationships; helping young to manage risks; and
- Encouraging life-long learning for the youth.

The Halls need to be cleaned I totally disagree with your representation that the halls are not cleaned. I inspect all properties once a week. Not only are the halls clean, I personally have participated in the planting, maintaining and up-keep of the landscaping areas.

November 26, 2002

Page 4

Based on the concerned outline in your communiqué, I have determined that same are as a result of communications. We welcome the opportunity to continue to have open and truthful communication with you. I don't like when one attempt to advance an agenda of "I got you" for personal gains. I have given Frank Hutchins of Newark HUD Tenant Association relative to his involvement at Fairview. I am awaiting his return call, Please do not allow yourself to be used..

It is our mission to promote, develop, manage and provide quality affordable housing opportunities to the citizens of Newark. In carrying out our mission, our primarily focus:

- Good resident/ management relations;
- Responding timely and effectively to problems that occur; and
- Nurturing residents involvement.

We will not give in to those who desire to use us for personal gains.

Respectfully,



Donald Harris

CC: The Honorable Sharpe James
The Honorable Charles Bell
The Honorable Gayle Chaneyfield Jenkins
The Honorable Bessie Walker
Gus Henningburg